QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1363815 DEEDQC
12/31/2025 07:57:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20251231-0104037

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22 DAY OF DECEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
DAKOTA UNDERWOOD
COUNTY OF MAURY
My Commission Expires Apr. 18, 2028

THIS INSTRUMENT WAS PREPARED BY (and return to):

Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Thomas J. Brown	*Same*	042-09-0-120.00 043-07-0-055.00 082-15-196.00 082-15-197.00 082-16-0-285.00
(NAME) **4963 Tyne Ridge Ct**	(NAME)	
(ADDRESS) **Nashville, TN 37220**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED,

BROWN INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO:

THOMAS J. BROWN

ITS SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S RIGHT, TITLE AND INTEREST TO THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

TRACT I (Map/Parcel 042-09-0-120.00)
Being Log No. 64 on the Plan of Section II, Kemper Heights, as of record in Book 2331, page 104, Register's Office for said County.

Said Lot No. 64 fronts 75 feet on the northerly side of Tuckahoe Drive and runs back 287.1 feet on the westerly line and 230.1 feet on the easterly line, to a deed line on which it measures 124.2 feet thereon.

Being the same property conveyed to Brown Investments, LLC by Quitclaim Deed from Thomas J. Brown, by his power of attorney holder, John Kinsella, dated November 30, 2021 and recorded December 1, 2021, in Instrument No. 20211201-0158449, in the Register's Office for Davidson County, Tennessee.

This improved property is also known as 904 Tuckahoe Dr, Madison, TN 37115.

TRACT II (Map/Parcel 043-07-0-055.00)
Being Lot No. 46 on the unrecorded map of Anderson Estates, Section I, being a resubdivision of Tracts 1 and 13, of Anderson Estate of record in Book 1130, Page 37, Register's Office for Davidson County, Tennessee, and described according to a survey made by Anderson and Gee Surveyors, as follows:

Lot No. 46 fronts 65' on the westerly margin of Myatt Drive and runs back between parallel lines 136' to a dead line measuring 65' thereon.

Being the same property conveyed to Brown Investments, LLC by Quitclaim Deed from Thomas J. Brown, by his power of attorney holder, John Kinsella, dated November 29, 2021 and recorded November 29, 2021, in Instrument No. 20211129-0157215, in the Register's Office for Davidson County, Tennessee.

This improved property is also known as 322-B Myatt Drive, Madison, TN 37115.

TRACT III (Map/Parcel 082-15-196.00)
Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Zollicoffer's Addition to Edgefield, now East Nashville, of record in Plat Book 19, Page 162, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Brown Investments, LLC by Quitclaim Deed from Thomas J. Brown, by his power of attorney holder, John Kinsella, dated November 29, 2021 and recorded November 29, 2021, in Instrument No. 20211129-0157216, in the Register's Office for Davidson County, Tennessee.

This improved property is also known as 500 Russell St, Nashville, TN 37206.

TRACT IV (Map/Parcel 082-15-197.00)
Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Zollicoffer's Addition to Edgefield, now East Nashville, of record in Plat Book 19, Page 162, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Brown Investments, LLC by Quitclaim Deed from Thomas J. Brown, by his power of attorney holder, John Kinsella, dated November 29, 2021 and recorded November 29, 2021, in Instrument No. 20211129-0157217, in the Register's Office for Davidson County, Tennessee.

This improved property is also known as 502 Russell St, Nashville, TN 37206.

TRACT V (Map/Parcel 082-16-0-285.00)
Being the west one-half of Lot No. 114 on the Map of Barrow's Addition to Edgefield, of record in Plan Book 1, Page 13, of the Chancery Court at Nashville and a small strip out of the Totten Property.

Said parts of said lots front 50 feet on the north side of Boscobel Street and run back between parallel lines, along the easterly margin of Prospect or Lee Street, 190 feet to an alley.

Being the same property conveyed to Brown Investments, LLC by Quitclaim Deed from Thomas J. Brown, by his power of attorney holder, John Kinsella, dated November 29, 2021 and recorded November 29, 2021, in Instrument No. 20211129-0157214, in the Register's Office for Davidson County, Tennessee.

This improved property is also known as 915 Boscobel Street, Nashville, TN 37206.

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

[Signatures to appear on the following page]

[Signature page of Quitclaim Deed]

Witness our hands this the 22nd day of December, 2025.

Brown Investments, LLC
A Tennessee limited liability company

By: Thomas J. Brown, Sole Member

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Thomas J. Brown, as Sole Member of Brown Investments, LLC, a Tennessee limited liability company**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of December, 2025.

Notary Public
My Commission Expires:

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Commission Expires Apr. 18, 2029

Certificate of Authenticity

I, Dakota W. Underwood, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on December 22, 2025.

Date

Affiant Signature

12/22/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 22nd day of December, 2025.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/09/2026
DAVIDSON COUNTY